



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8060 36 Street, Calgary T3J 4C9**

MLS® #: **A2152995**

Area: **Saddleridge  
Industrial**

Listing Date: **07/29/24**

List Price: **\$2,335,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Commercial Land**

City/Town:

**Calgary**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**150,889 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**145**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**8510524**

Zoning:

**I-O**

Remarks

Pub Rmks:

**Property Highlights • Rare northeast industrial sites • Sites can be sold individually or in multiple sites • No building commitment or architectural guidelines • Currently limited serviced land with potential for future services • Immediate access to major northeast roadways and Calgary International Airport**

Inclusions:

**Call seller directly**

Property Listed By:

**Honestdoor Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123